

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, MARCH 12, 2003**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
Frank de la Fe, Hunter Mill District  
Joan M. DuBois, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
Ronald W. Koch, Sully District  
Ilyong Moon, Commissioner At-Large  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: John R. Byers, Mount Vernon District  
John B. Kelso, Lee District  
Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:25 p.m. by Secretary Suzanne F. Harsel, in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

Commissioner Alcorn explained that, due to recent inclement weather, more time was needed to review proposed ordinance amendments to implement changes associated with the Chesapeake Bay Preservation Act. He noted that a public hearing on the amendments was held on January 15, 2003 and decision deferred. He then MOVED THAT THE PLANNING COMMISSION FURTHER DEFER DECISION ONLY ON THE CHESAPEAKE BAY AMENDMENTS TO A DATE CERTAIN OF APRIL 10, 2003 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Byers, Kelso and Murphy absent from the meeting.

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Commissioner Alcorn announced that the Environment Committee would meet on Wednesday, March 19, 2003 at 7:00 p.m. to continue discussion of the Chesapeake Bay Amendments.

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Commissioner Smyth reported that the Policy and Procedures Committee had met earlier this evening to receive a briefing from Department of Transportation staff regarding townhouse parking requirements. She stated that more information on that subject would be presented at a subsequent meeting. She added that the next Policy and Procedures Committee meeting, to discuss the Area Plans Review process, would take place on Wednesday, April 23, 2003 at 7:30 p.m.

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Commissioner Smyth, citing the need for additional citizen review, MOVED THAT THE PLANNING COMMISSION FURTHER DEFER DECISION ONLY ON 2232-P02-20, FAIRFAX COUNTY PARK AUTHORITY, TO A DATE CERTAIN OF APRIL 3, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Byers, Kelso and Murphy absent from the meeting.

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Commissioner Hall MOVED THAT THE PUBLIC HEARING ON SE-2002-MA-034, TEO CHEW ASSOCIATION, BE DEFERRED TO APRIL 23, 2003.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Byers, Kelso and Murphy absent from the meeting.

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In the absence of Commissioner Murphy, Secretary Harsel MOVED THAT THE PUBLIC HEARING ON RZ-2002-SP-032, LANDMASTER, INC., BE DEFERRED TO APRIL 30, 2003.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Byers, Kelso and Murphy absent from the meeting.

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In the absence of Commissioner Murphy, Secretary Harsel also MOVED THAT THE PUBLIC HEARING ON SE-2002-SP-037, MAGIC MOMENTS CHILDREN'S CENTER, INC., BE DEFERRED INDEFINITELY.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Byers, Kelso and Murphy absent from the meeting.

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Secretary Harsel MOVED THAT THE PLANNING COMMISSION APPROVE THE MINUTES OF SEPTEMBER 5, 6, 12, 13, 19, 20, 2001 AND OCTOBER 3, 4, 10, 11, 18, 24, 25, 2001.

Commissioner Smyth seconded the motion which carried by a vote of 8-0-1 with Commissioner de la Fe abstaining; Commissioners Byers, Kelso and Murphy absent from the meeting.

Secretary Harsel announced her intention to take action on the next package of Planning Commission Minutes, November and December of 2001, on March 27, 2003.

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Commissioner Koch noted with sadness the passing of Richard "Dick" Frank, a member of the Transportation Advisory Commission, and long-time citizen activist, on Monday, March 10, 2003. He commented on Mr. Frank's many contributions to the citizens of Sully District and added that a memorial service would be held on Thursday, March 13, 2003 at 1:00 p.m. at the Centreville United Methodist Church.

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Commissioner Wilson also noted that Major Stanley Dodson, a highly respected member of the Fairfax County Police Department through the 1960s and early 1970s, was buried today at services attended by many police officers and other law enforcement personnel. She commented on Major Dodson's many contributions to the Department. Secretary Harsel called for a moment of silence in remembrance of these two outstanding Fairfax County residents.

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S02-I-B1 - OUT-OF-TURN PLAN AMENDMENT (Decision Only)

(The public hearing on this item was held on September 26, 2002. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF OUT-OF-TURN PLAN AMENDMENT S02-I-B1 AS SHOWN ON PAGE 2 OF THE STAFF REPORT ADDENDUM.

Commissioner de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Smyth abstaining; Commissioners Byers, Kelso and Murphy absent from the meeting.

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SEA-84-M-089-3 - JERRY'S FORD, INCORPORATED - Appl. under Sect. 4-604, 9-612 and 9-620 of the Zoning Ordinance to amend SE-84-M-089 previously approved for a vehicle sales, rental and ancillary service establishment and waiver of open space requirement to permit waiver of certain sign regulations. Located at 6510 Little River Tnpk. on approx. 7.68 ac. of land zoned C-6 and HC. Tax Map 72-1 ((1)) 23. MASON DISTRICT. PUBLIC HEARING.

Donald Seiler, Esquire, attorney for the applicant, reaffirmed the affidavit dated February 3, 2003. There were no disclosures by Commission members.

Mr. Fran Burnszynski, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended denial of the application, noting that there were no unusual circumstances that justified the applicant's request.

In response to questions from Commissioner Hall, Mr. Burnszynski acknowledged that the proposed sign was approximately the same size and exactly the same height as the existing sign. He added that the Mercury automobile dealership next door had not needed a special permit or special exception for its sign.

Mr. Jerry Cohen, owner of Jerry's Ford, explained that the Ford Motor Company had requested all Ford dealerships to use the new Ford logo which was oval in shape rather than square. He noted that he had been in business at this location for more than 30 years and displayed scale models of the existing and proposed signs to indicate the slight difference between them.

In response to questions from Commissioner Harsel, Mr. Cohen confirmed that the new sign would be mounted at the same height on the same post and with the same lighting as the old sign.

Commissioner Hall noted that other businesses in the area had even larger signs and she saw no reason to deny this request. She added that citizens in the area had no objection to the new sign.

Secretary Harsel called for speakers from the audience, but received no response. She noted that no rebuttal was necessary.

In response to questions from Commissioner Hall, Mr. Burnszynski agreed that Condition 4 should be clarified to specify the exact size of the new sign.

In response to an issue raised by Commissioner Wilson about the square footage of the new sign, Commissioner Smyth suggested that the condition simply refer to Sheet 2 of the SE plat.

To allow time for this point to be clarified, Commissioner Hall announced her intent to defer decision for one night.

There were no further comments or questions from the Commission or closing staff remarks, therefore Secretary Harsel closed the public hearing and recognized Commissioner Hall for a deferral motion. (A verbatim excerpt is in the date file.)

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Commissioner Hall MOVED THAT WE DEFER DECISION ON APPLICATION SEA-84-M-089-3 UNTIL A DATE CERTAIN OF MARCH 13, 2003, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Byers, Kelso and Murphy absent from the meeting.

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SE-2002-PR-040 - FAIRFAX PLAZA COMPANY LP - Appl. under Sect. 9-620 of the Zoning Ordinance to permit waiver of certain sign regulations. Located at 2960-2988 Gallows Rd. on approx. 4.13 ac. of land zoned I-5. Tax Map 49-4 ((1)) 13 pt. PROVIDENCE DISTRICT. PUBLIC HEARING.

William Thomas, Jr., Esquire, with Fagelson, Schonberger, Payne and Deichmeister, reaffirmed the affidavit dated January 27, 2003. There were no disclosures by Commission members.

Mr. Bill Mayland, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Thomas presented a brief history of the shopping center, noting that it had recently undergone substantial renovations. He said that the proposed signage was compatible with other signage in the area and that the owner of the center had attended meetings and supported the efforts of the Merrifield Revitalization group.

Commissioner Smyth commented that part of the renovations had included provision of interparcel access to the nearby school property.

Secretary Harsel called for speakers from the audience, but received no response. She noted that no rebuttal was necessary. There were no comments or questions from the Commission or closing staff remarks, therefore she closed the public hearing and recognized Commissioner Smyth for action on this application. (A verbatim excerpt is in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE-2002-PR-040, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 6, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Byers, Kelso and Murphy absent from the meeting.

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The meeting was adjourned at 9:06 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Gloria L. Watkins

Approved on: March 17, 2005

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Linda B. Rodeffer, Clerk to the  
Fairfax County Planning Commission